The Town of Washington Grove ***Historic Preservation Commission***
PO Box 216, Washington Grove, MD 20880-0216 Tel: (301) 926-2256 – Fax: (301) 926-0111

HPC Review

HPC2025-10-21-01

for 302 Ridge Road

Homeowners Michael and Marisel Schank submitted a building permit application dated September 10 for their project to enclose an existing open porch at their residence. The Planning Commission had forwarded the building permit application to the HPC prior to its regularly scheduled monthly meeting in September. While the HPC discussed the project at that meeting, it was unable to give the project a formal review because the documentation submitted was insufficient – specifically, to-scale elevation drawings had not been included. Additional information, cited below, was provided before HPC's October meeting; the homeowners did not participate in the review.

General Description: Enclose an existing open porch to create a sunroom.

Adequacy of the Documents Submitted: The documents submitted were sufficient to review the project and included the following: building permit application and cover letter dated September 12, property map, existing condition photograph, photo-realistic concept drawing (9-21-2025), elevation drawing (9-25-2025) and specifications about casement and fixed windows.

General Scope of Project: Enclose an existing open porch (part of a c.2009 addition to the original home) with glazing and siding to match that on the existing addition. There will be no change to the footprint; however, entrance stairs will require a porch landing extension.

There are significant differences between the photo-realistic concept drawing and the subsequent elevation drawing, e.g., divided light windows and transoms have been eliminated, window trim has been reduced, and the setback of infill/glazing from existing porch posts is unclear. HPC's recommendations below are based on the elevation sketch (the depiction most recently submitted) which may not have adequately captured details of the homeowner's intent.

Visibility from public ways: The open porch-to-sunroom modification will be visible from Ridge Road

Contributing structure: The house, identified as c.1880-1895 in the list of Contributing and Non-Contributing Resources in the 2020 updated National Register Nomination, is identified as a contributing resource to the historic district. The December 2019 Architectural Survey prepared by Robinson & Associates, Inc., describes the home as follows:

> **302 Ridge Road**
> **ca. 1880-95 (MD assessment, 1901)**
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> **The two-story, former farmhouse at 302 Ridge Road, known as "Homewood," consists of the original section of the house and a north addition constructed in 2008. The original portion of the house is a three-bay, side-gable, I-house that faces west toward Ridge Road. A central gable at the roofline marks the location of the front door. A hipped-roof, screened porch wraps the west and south facades of this section of the house. The south façade displays two gables (one at a lower pitch than the other) and a rear wing with a hipped roof porch. The primary exterior material of the older part of the house is asphalt shingles; windows are one-over-one, double hung, wood sash. The gable-roofed 2008 addition employs vinyl siding and one-over-one,**

double-hung, vinyl sash windows. A prefabricated shed is located in the northwest corner of the lot, and a recent, three-car garage with vertical board siding stands east of the house.

Nearby Contributing structures: Contributing resources in proximity to this home include 300, 306, 326 and 334 Ridge Road; 413, 415 and 417 Center Street; 418 and 419 Oak Street.

Compatibility with the historic district and/or existing structure: The proposed changes are compatible with the existing structure and with the historic district.

HPC Recommendations:

1. To keep a reference to the story of the house, visually emphasize the existing porch posts and set back the glazing as much as possible, so the new sunroom reads as an enclosed porch vs. new wall construction. Siding between window and porch post should be minimized. (This was well depicted in the photo-realistic concept drawing.)

2. Consider a transom over the door and align head heights so the door and adjacent windows read as a coherent band (alignment was depicted in the photo-realistic concept drawing.)

3. Use appropriate trim around windows and doors (as depicted in the photo-realistic concept drawing.)

4. Divided lights are not typical of the house; the primary goal is scale, transparency, and legibility as a filled-in porch.

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Emilia A. Styles Date: October 26, 2025
for the Historic Preservation Commission

cc: Applicant
HPC members
HPC Binder
Web site, Christine Dibble
Planning Commission
Mayor John Compton
Town Clerk, Kathy Lehman

Please note that the Historic Preservation Commission acts only in an advisory capacity to both applicants and the Planning Commission. The reviews undertaken are designed to assist homeowners in their projects, to provide input to deliberations of the Planning Commission and, more generally, to contribute to historic preservation in Washington Grove.

Further information regarding the scope, powers, duties, and structure of the Historic Preservation Commission may be found in Article XV of the Code of Ordinances of the Town of Washington Grove. Section 5 (a) of Article XV describes the powers and duties of the Historic Preservation Commission in the building permit process. This section reads as follows:

The Commission shall review all applications for building permits filed with the Town Planning Commission which would involve any change to a structure or site visible from any public way for historical accuracy, integrity, or compatibility with the neighborhood and improvements therein. The Commission may recommend to an applicant alternative historical designs, materials and sources for the same which may be more historically compatible, The Commission shall forward its recommendations regarding the same, if any, in an advisory capacity, to the Planning Commission for consideration by the Planning Commission within thirty (30) days from the Commission's receipt of the application from the Planning Commission.

Photo-Realistic Concept Drawing 9-21-2025 (Superseded)



Elevation Drawing 9-25-2025

